



DORSEY MARC STATION

Community Informational Meeting

Transit-Oriented Development

September 21, 2021

Introduction - Presenters

Maryland Department of Transportation

www.mdot.maryland.gov



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“The Maryland Department of Transportation is a customer-driven leader that delivers safe, sustainable, intelligent, and exceptional transportation solutions in order to connect our customers to life’s opportunities.”

Safety & Security - Enhance the safety of transportation system

System Preservation - Preserve and maintain the State's existing transportation infrastructure and assets

Quality of Service - Maintain and enhance the quality of the service experienced by users of Maryland's transportation system

Environmental Stewardship - Ensure the delivery of the State's transportation infrastructure program conserves and enhances Maryland's natural, historic and cultural resources

Community Vitality - Provide options for the movement of people and goods that support communities and quality of life

Economic Prosperity - Support a healthy and competitive Maryland economy

Meeting Purpose

The objective of today's meeting is to inform community stakeholders of potential plans to develop an MDOT owned property at the Dorsey MARC Station. In this meeting, MDOT would also like to present a station area concept plan and have an open discussion to receive feedback. Below is a summary of the topics we'll be discussing.

Community Informational Meeting Agenda

1. Transit-Oriented Development Solicitation
2. Station Area Concept Plan
3. Open discussion

Transit-Oriented Development

The State of Maryland has defined Transit-Oriented Development (TOD) as a place of relatively higher density that includes a mix of residential, employment, shopping, and civic uses designed to encourage multi-modal access to the station area. TOD provides an opportunity to support economic development, to promote transit ridership, and to maximize the efficient use of transportation infrastructure. Below are a few examples of expected results:

- Optimize the use of land by achieving relatively higher density mixed-use development that enhances the community and station;
- Improve access to public transportation;
- Create safe and pedestrian-friendly walkways and bike paths;
- Increase community use of the transit station for increased transit ridership; and
- Improve station amenities and parking facilities for transit commuters.

Dorsey Project Background



Dorsey Site



General Information

Address: 7000 DEERPATH ROAD
ELKRIDGE, MARYLAND
21075

Zoning: TOD

Community: DORSEY

Municipality: HOWARD COUNTY

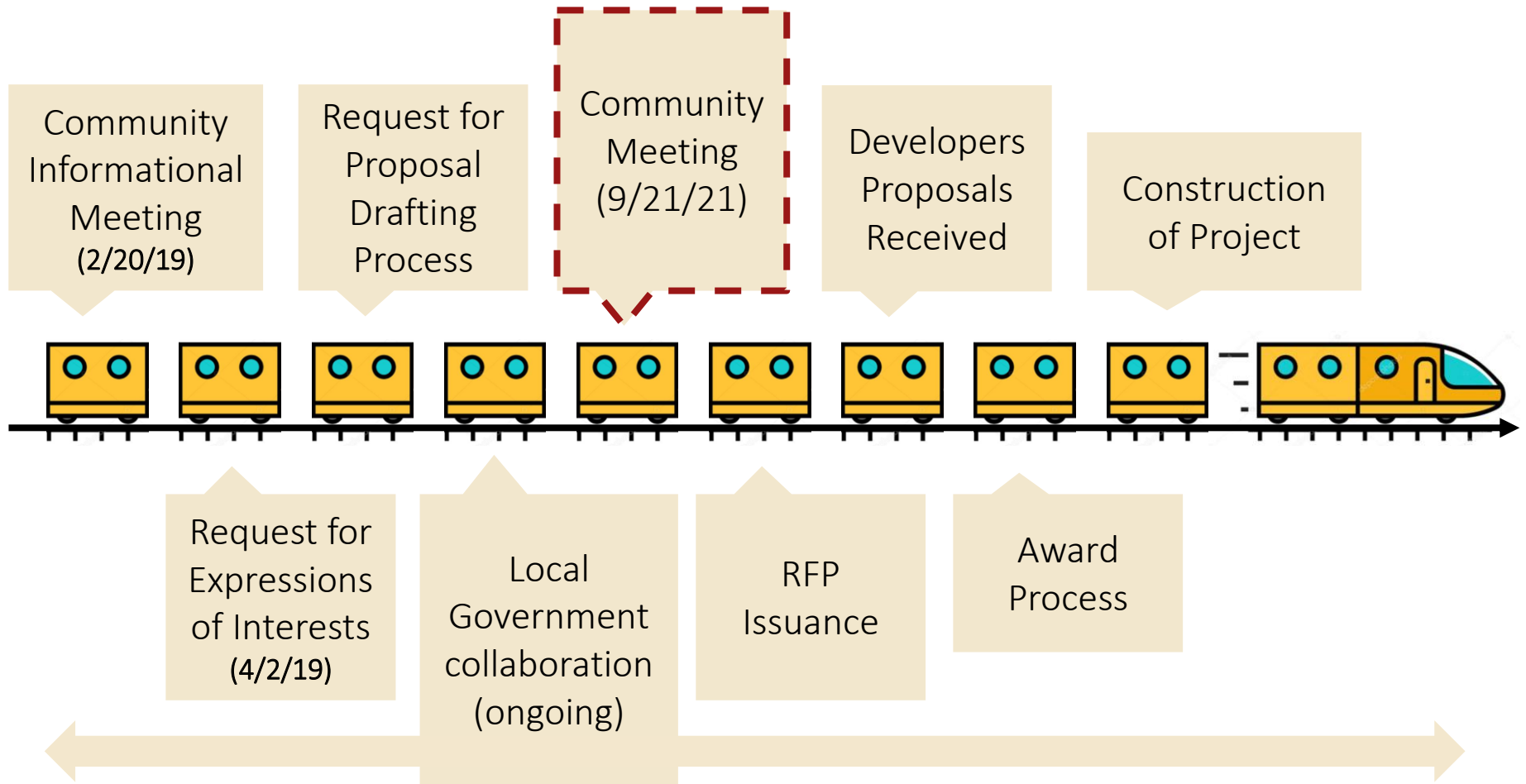
Site Information

Land Area: Approximately 18.1 Acres

Commuter Rail: MARC Camden

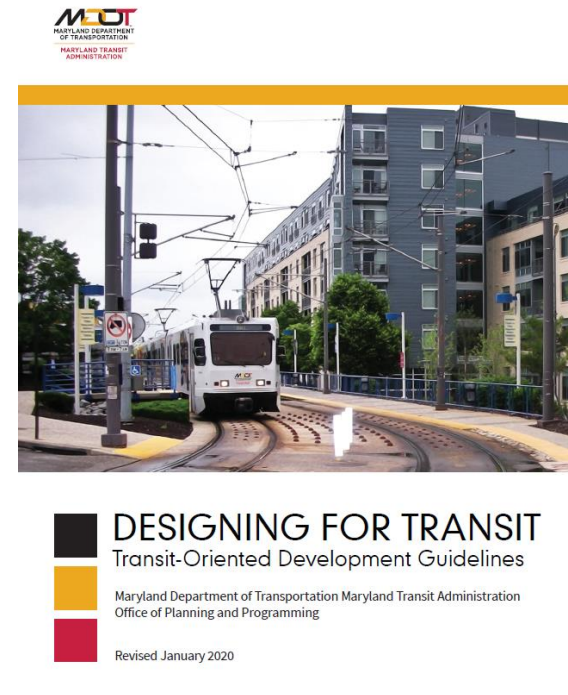
Parking Lot: Surface parking
with 802 spaces

TOD Timeline



Station Area Concept

- Apply concepts from the TOD Design Guidelines
 - Network Connectivity
 - Maximizing Land Use
 - Parking for all Modes
 - Transit Station & Wayfinding
- Depict vision for station area



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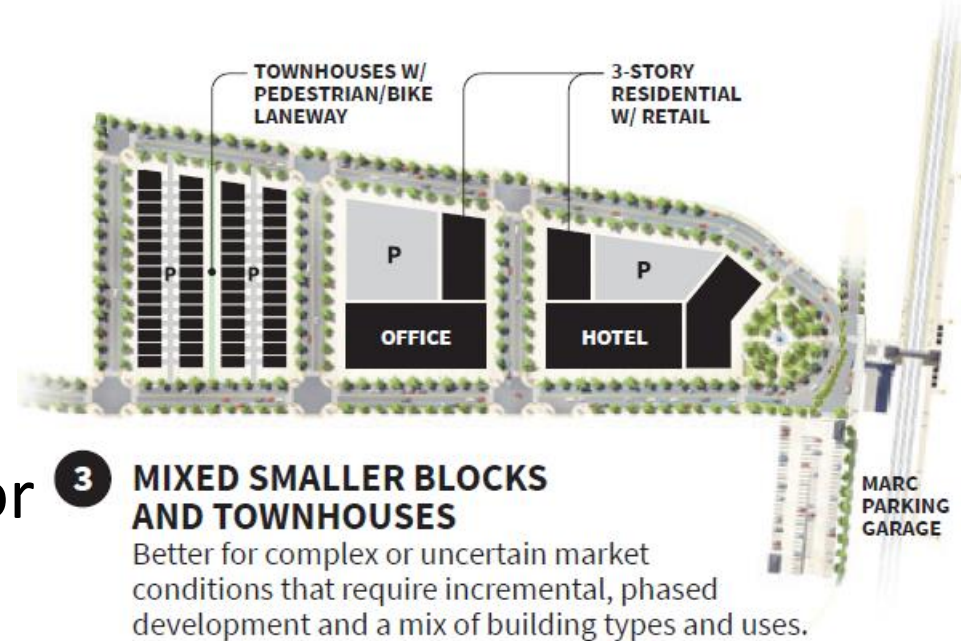
Station Area Concept

- Promote multimodal accessibility and ‘walkability’ through additional streets
- Create a public plaza adjacent to the station to provide open space.
- Focus density and a mix of uses near station



Program and Massing Options

- Potential to create three blocks with street network
- Avoid blank walls and utility entrances along primary frontages.
- Push parking lots and garages to the centers or rears of blocks
- Deploy a variety of uses



Contact Information

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